
Blighted Property Review Committee
Thursday, February 16, 2012
Determination Hearing
Meeting Report

Mr. Olsen called the Determination Hearing to order at 6:10 pm. He announced that a quorum was present

Mr. Olson announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met the conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be certified or determined as blighted.

BPRC Attendance: L. Olsen, R. Corcoran, representing D. Reed, W. Bealer, H. Urena, M. Wolfe, D. Luckey

Staff Attendance: L. Kelleher, D. D'Auria, Esq., M. Reinhart

Mr. Olsen asked Ms. D'Auria, attorney from the City's Law Department, to conduct the hearing. Ms. D'Auria explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance.

Ms. D'Auria stated that the conditions at 632 Weiser Street no longer meet the blighted criteria set forth and she recommended that the board vote to remove this property from the list.

Mr. Bealer moved, seconded by Ms. Wolfe, to remove 632 Weiser from the blighted list. The motion was approved unanimously.

Ms. D'Auria stated that the following properties no longer meet the blight criteria and that these properties will be removed from the process:

- 1. 1410 N 13th St**, owned by Federal National Mortgage Assoc, **1900 Market St #800 Philadelphia Pa 19103**, purchased Dec 2011
- 2. 1438 Birch St**, owned by 1438 Birch St LLC, 1438 Birch St & 1393 Ogg Street Westminster PA 21157, purchased May 2008
- 3. 1312 Birch St**, owned by CTCE Federal Credit Union, **PO Box 13385 2101 Centre Ave Reading PA 19612**, purchased Aug 2011
- 4. 1222 Linden St**, owned by Crusita Maldonado, 1222 Linden St Reading PA 19604, purchased March 2011

5. **1161 N 13th St**, owned by US Bank National Assoc, 211 N Front St Harrisburg PA 17101, purchased July 2011
6. **904 Old Wyomissing Rd**, owned by Federal Home Loan Mortgage Corp, 8000 Jones Branch Dr Stop 202 Mclean Va 22102, purchased Aug 2011
7. **915 Summit Chase Ave**, owned by Peter Cervola, 915 Summit Chase Ave, purchased March 2000
8. **805 Summit Chase Ave**, owned by Bridget Sedlacek, 805 Summit Chase Ave, purchased April 2011
9. **807 Summit Chase Ave**, Owned By Balbino & Juana Pena, 600 Snyder Rd West Lawn Pa 19609, purchased April 2011
10. **813 Summit Chase Ave**, Owned By Elias Baez, 1244 Schuylkill Ave Reading Pa 19601, purchased April 2011
11. **815 Summit Chase Ave**, Owned By Gregory Townsley, 8 Schoolhouse Ln Fleetwood Pa 19522, purchased April 2011
12. **409 Upland Ave**, Owned By Leopoldo & Ana Hilda Ortega, PO Box 25606 Charlotte NC 28229, purchased Dec 2011
13. **859 S Parkside Dr**, Owned By Augustine Albu, 658 S 17 1/2 St Reading Pa 19606, purchased Jan 2006

DETERMINATION HEARING

Ms. D'Auria stated that the properties will be taken out of agenda order. The properties with owners or others willing to testify will be taken before properties not having representatives present.

1. **302 South 7th. St, owned by Edward Spencer, 551 R McKnight Street, No purchase date listed – Tabled at September Determination Hearing**

Ms. D'Auria stated that Mr. Spencer, owner, allowed a health and safety inspection at 302 South 7th Street and Property Maintenance Inspectors found that the property meets the minimum compliance with the City's codes regulations. She recommended removing the property from the list.

Ms. D'Auria opened the public comment period and no one stepped forward to speak.

Ms. Wolfe moved, seconded by Mr. Urena, to remove 302 South 7th Street from the list. The motion was approved unanimously.

2. **1809 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 19602, No purchase date listed**

Ms. D'Auria asked the property owner or his representative to step forward. Attorney David

Johnson, representative of the property owner stepped forward. Ms. Kelleher administered the oath to Mr. Johnson. A copy of the property packet was provided to Mr. Johnson.

Ms. D'Auria asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. D'Auria entered the property packet for 1809 Hessian Road into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on January 24, 2012
- Notice posted on the property on January 24, 2012
- Delinquent water charges totaling \$18,970
- Delinquent Taxes totaling \$3,426.61 for 2011 and 2010
- No Water Service since April 2009
- Delinquent Trash and Recycling Charges totaling \$187.06
- Liens of \$4,743.12 for two (2) years of real estate taxes and \$348.52 for trash and recycling.

Ms. D.Auria stated that the property meets the blighted criteria.

Mr. Johnson stated that the water service is active and that the high balance is due to a leak. He stated that he is currently negotiating a payoff figure with the Water Authority. He stated that the recycling and trash charges were recently paid and he has contacted Portnoff to negotiate a settlement for the past due taxes. He stated that Mrs. Lisella is in poor health and as the property owners are both on a fixed income catching up with past due bills is difficult. He stated that this process has increased their problems.

Public Comment

Ms. D'Auria opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Luckey stated that he will abstain from this vote as he has a relationship with this property owner.

Ms. Wolfe moved, seconded by Mr. Seidel, to approve the determination of 1809 Hessian Road as a blighted property. The motion was approved unanimously.

2. 1813 Hessian Rd, owned by Christian and Mary Lisella, 1809 Hessian Rd, Rdg, 19602, No purchase date listed

Ms. D'Auria asked the property owner to step to the podium. Attorney David Johnson again stepped forward. Mr. Johnson was reminded that he remains under oath. He was provided with a copy of the property packet.

Ms. D'Auria asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. D'Auria entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on January 24, 2012
- Notice posted on the property on January 24, 2012
- No water service/vacant lot
- Delinquent taxes for 2009, 2010 and 2011 totaling \$572.44
- Liens totaling \$5,613.41 for unpaid taxes 2001 through 2010

Mr. Johnson stated that the Lisella's do not believe that they own this property.

Public Comment

Ms. D'Auria opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Corcoran moved, seconded by Mr. Seidel, to approve the determination of 1813 Hessian Road as a blighted property. The motion was approved unanimously.

Ms. D'Auria inquired if any one representing the following properties is present and inquired if anyone in the audience would like to provide comment on the following properties.

- 1530 N 12th St, owned by Deborah Thomas and Tia Juanita Frye, 1530 N 12th St, Rdg, 19604, purchased July 2006
- 2. 1401 N 13th St, owned by John Baez, 1445 Mulberry St, Rdg, 19604, purchased Aug 2005
- 5. 2257 Raymond Ave, owned by Citizens Bank of PA, 10 Tripps Ln Riverside RI 02915, purchased May 2011
- 6. 2237 Raymond Ave, owned by McCrae Boykins Jr, 2237 Raymond Ave, purchased April 1997
- 7. 820 Summit Chase Dr., owned by Catalino and Sarah Benitez, 605 15th Ave Apt 22 Newark NJ 07103, purchased April 1997
- 8. 312 Heckmans Court, owned by Paula Felez, 445 W 153rd St Apt 4bb New York

NY 10031, purchased Feb 2008

No one stepped forward.

Ms. D'Auria entered the property packets into the record. In summary:

- **1530 N 12th St. – Delinquent water \$3,612.19, Water off Aug 2011, Codes violations, Delinquent Trash and Recycling and Liens for Trash and Recycling**
- **1401 N 13th St. – Delinquent water \$847.08, Water off Oct 2008, Codes violations, Delinquent Trash and Recycling**
- **5. 2257 Raymond Ave. - Delinquent water \$177.82, Water off Oct 2010, Codes violations**
- **6. 2237 Raymond Ave. - Delinquent water \$2,510.67, Water off Feb 2011, Delinquent property taxes \$1,998.74 2010 and 2011, Delinquent Trash and Recycling, and Liens for delinquent property taxes and Trash and Recycling.**
- **7. 820 Summit Chase Ave. – Delinquent Water, Water off, Delinquent Trash and Recycling**
- **8. 312 Heckmans Court – Delinquent water \$1,379.55, Water off, Delinquent taxes \$124.90 2010 and 2011, Codes violations, Delinquent trash and recycling, Liens for delinquent taxes and trash and recycling**

Ms. D'Auria again asked if the owners of any of the listed properties were present. No one responded.

Public Comment

Ms. D'Auria opened the floor for public comment. No one stepped forward.

Ms. D'Auria stated that each of these properties meets the blight criteria.

BPRC Vote

Mr. Urena moved, seconded by Mr. Seidel, to approve the determination of these properties as blighted. The motion was approved unanimously.

Mr. Urena moved, seconded by Mr. Bealer, to adjourn the determination hearing.

Respectfully submitted by Linda A. Kelleher, Secretary